



## **NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE TOWN OF SHELburne**

**TAKE NOTICE** that the Council of the Town of Shelburne passed Development Charge By-laws No. 45-2025 and No. 46-2025 on the 10<sup>th</sup> day of November 2025, under Section 2 of the *Development Charges Act, 1997* (the Act).

**AND TAKE NOTICE** that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-laws, by filing with the Clerk of the Town of Shelburne on or before Monday, December 22<sup>nd</sup>, 2025, a notice of appeal setting out the objection to the By-laws and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 203 Main Street East, Shelburne, ON, L9V 3K7, will be accepted on or before Monday, December 22<sup>nd</sup>, 2025. A processing fee will be payable to the Town of Shelburne Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal to access required forms and applicable fees.

The charges in the by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

Town-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as: Library Services, Parks and Recreation, Protection Services, Development-Related Studies, Services Related to a Highway (Public Works and Roads and Related), Water Supply and Distribution Services, and Wastewater Services (Collection, Plant, and Financing if applicable).

The development charges are calculated on a "per unit" basis for residential development and on a "square metre" basis for non-residential development. Schedules 1-3 below provides the new residential and non-residential development charge rates applicable throughout the Town of Shelburne. The Town-wide charges apply to all lands located within the boundaries of the Town of Shelburne.

The development charges imposed under the By-laws will come into effect on the 10<sup>th</sup> day of November 2025. Copies of the complete Development Charges By-laws are available for examination by appointment in the offices of the municipality located at 203 Main Street East, Shelburne, ON, L9V 3K7, and on the website at [www.shelburne.ca](http://www.shelburne.ca).

For further information, please contact the Clerk's Office at 519-925-2600 or by email [clerk@shelburne.ca](mailto:clerk@shelburne.ca)

Dated at the Town of Shelburne, 11th day of November, 2025

Jennifer Willoughby, Director of Legislative Services/Clerk  
Town of Shelburne  
203 Main Street East, Shelburne, ON, L9V 3K7

**SCHEDULE 1**  
**TOWN OF SHELBURNE**  
**SUMMARY OF TOWN-WIDE DEVELOPMENT CHARGES**  
**ALL SERVICES EXCEPT WASTEWATER TREATMENT PLANT**

| Service  | Charge By Unit Type (1) |                 |                         |                             | Non-Residential (\$/sq.m) |
|--|-------------------------|-----------------|-------------------------|-----------------------------|---------------------------|
|  | Single & Semi-Detached  | Other Multiples | Apartments 2 + Bedrooms | Apartments 1 or < 1 Bedroom |                           |
| Library Services                                 | \$332                   | \$250           | \$196                   | \$128                       | \$0.00                    |
| Parks And Recreation                             | \$14,839                | \$11,200        | \$8,789                 | \$5,732                     | \$0.00                    |
| Protection Services                              | \$1,115                 | \$842           | \$661                   | \$431                       | \$4.27                    |
| Development-Related Studies                      | \$463                   | \$349           | \$274                   | \$179                       | \$1.77                    |
| Services Related To A Highway: Public Works      | \$779                   | \$588           | \$461                   | \$301                       | \$2.97                    |
| Services Related To A Highway: Roads And Related | \$2,795                 | \$2,110         | \$1,656                 | \$1,080                     | \$10.76                   |
| <b>TOTAL TOWN-WIDE CHARGE</b>                    | <b>\$20,323</b>         | <b>\$15,339</b> | <b>\$12,037</b>         | <b>\$7,851</b>              | <b>\$19.77</b>            |
|  |                         |                 |                         |                             |                           |
| Water Supply And Distribution Services           | \$7,509                 | \$5,668         | \$4,448                 | \$2,901                     | \$28.65                   |
| Wastewater Services - Collection Systems         | \$2,780                 | \$2,099         | \$1,647                 | \$1,074                     | \$10.64                   |
| <b>TOTAL WATER &amp; WASTEWATER</b>              | <b>\$10,289</b>         | <b>\$7,767</b>  | <b>\$6,095</b>          | <b>\$3,975</b>              | <b>\$39.29</b>            |
|  |                         |                 |                         |                             |                           |
| Town-Wide Charge                                 | \$20,323                | \$15,339        | \$12,037                | \$7,851                     | \$19.77                   |
| Water and Wastewater Services                    | \$10,289                | \$7,767         | \$6,095                 | \$3,975                     | \$39.29                   |
| <b>TOTAL FULLY SERVICED CHARGE</b>               | <b>\$30,612</b>         | <b>\$23,106</b> | <b>\$18,132</b>         | <b>\$11,826</b>             | <b>\$59.07</b>            |
| (1) Based on Persons Per Unit Of:                | 3.88                    | 2.93            | 2.30                    | 1.50                        |                           |

**SCHEDULE 2**

**TOWN OF SHELBURNE**

**SUMMARY OF TOWN-WIDE DEVELOPMENT CHARGES**

**WASTEWATER TREATMENT PLANT (WITH FINANCING)**

| Service                           | Charge By Unit Type (1) |                 |                         |                             | Non-Residential (\$/sq.m) |
|-----------------------------------|-------------------------|-----------------|-------------------------|-----------------------------|---------------------------|
|                                   | Single & Semi-Detached  | Other Multiples | Apartments 2 + Bedrooms | Apartments 1 or < 1 Bedroom |                           |
| Wastewater Facilities (Plant)     | \$20,866                | \$15,750        | \$12,359                | \$8,060                     | \$80.76                   |
| Wastewater Facilities (Financing) | \$7,184                 | \$5,423         | \$4,255                 | \$2,775                     | \$27.81                   |
| <b>TOTAL WWTP WITH FINANCING</b>  | <b>\$28,050</b>         | <b>\$21,173</b> | <b>\$16,614</b>         | <b>\$10,835</b>             | <b>\$108.56</b>           |
| (1) Based on Persons Per Unit Of: | 3.88                    | 2.93            | 2.30                    | 1.50                        |                           |

**SCHEDULE 3**

**TOWN OF SHELBURNE**

**SUMMARY OF TOWN-WIDE DEVELOPMENT CHARGES**

**WASTEWATER TREATMENT PLANT (WITHOUT FINANCING) – SUBJECT TO AGREEMENT WITH THE TWON**

| Service                       | Charge By Unit Type (1) |                 |                         |                             | Non-Residential (\$/sq.m) |
|-------------------------------|-------------------------|-----------------|-------------------------|-----------------------------|---------------------------|
|                               | Single & Semi-Detached  | Other Multiples | Apartments 2 + Bedrooms | Apartments 1 or < 1 Bedroom |                           |
| Wastewater Facilities (Plant) | \$20,866                | \$15,750        | \$12,359                | \$8,060                     | \$80.76                   |
| (1) Based on Persons Per Unit | 3.88                    | 2.93            | 2.30                    | 1.50                        |                           |

Note:

- 1) The charges in this schedule, Schedule “3”, are only applicable to development that has entered into an agreement with the Town of Shelburne as per section 2((2) (c)) of By-law 46-2025 and any related policy of the Town.